

**LONG RANGE AGENDA**  
**January 21, 2021 – February 11, 2021**

**4-17014 LUSBYS LANE..... 13**  
**4-20003 HOPE VILLAGE CENTER – ROYAL FARMS #282..... 7**

**CDP-0901-01 TIMOTHY BRACH..... 5**

**DDS-675 ROLLINGCREST, THE CHILDREN’S GUILD..... 10**

**DSDS-710 WAWA AT OLD BRANCH.....12**

**DSP-17034 CAPITAL CHRISTIAN FELLOWSHIP DAYCARE..... 6**  
**DSP-18043 BRUSTER’S REAL ICE CREAM.....11**  
**DSP-19038 HARRISON’S LAND (MAGNE’S ADDITION TO)..... 11**  
**DSP-19056 WAWA AT OLD BRANCH..... 12**  
**DSP-19062 WESTPHALIA TOWN CENTER NORTH..... 8**  
**DSP-20001 WAWA #582.....6**  
**DSP-20029 BEHNKE PROPERTY 7-ELEVEN.....13**  
**DSP-20035 WASTE MANAGEMENT CAPITOL FACILITY..... 9**  
**DSP-20038 THE VENUE..... 7**  
**DSP-95063-09 ROLLINGCREST, THE CHILDREN’S GUILD..... 10**

**MR-1915A PRINCE GEORGE’S COUNTY MEN’S SHELTER..... 5**  
**MR-1923F WMATA GREENBELT.....2**  
**MR-1924F WMATA BRANCH.....2**  
**MR-2006F COLLEGE PARK WOODS COMMUNITY BUILDING..... 9**

**ROSP-4196-01 MCDONALDS FOREST HEIGHTS..... 14**

**SDP-1803 7-ELEVEN AT BRANDYWINE VILLAGE.....4**

PGCPB AGENDA  
01/21/2021

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

DETAILED SITE PLAN (Inquiries call 301-952-3530)

5.     **DSP-17034 CAPITAL CHRISTIAN FELLOWSHIP DAYCARE**  
(TCP)  
Council District: 03     Municipality: None  
Located on the south side of the intersection of Greenbelt Road and Mission Drive. (PA 70)  
R-R Zone (5.30 acres) (10/29/2020)  
Capital Christian Daycare, Applicant  
**Request: An addition of an accessory daycare for 50 children to the existing church.**

Action must be taken on or before 1/22/2021.

STAFF RECOMMENDATION:

- DSP-17034 - APPROVAL with conditions
- TCP-057-02-02 – APPROVAL with conditions

(BISHOP)

6.     **DSP-20001 WAWA #582**  
(TCP – EXEMPT)  
Council District: 04     Municipality: None  
Located in the median strip of US 301 (Crain Highway), at its intersection with Karington Center Boulevard. (PA 74A)  
C-M Zone (4.73 acres) (11/03/2020)  
WAWA, Inc., Applicant  
**Request: Validation of existing gas station use and alteration of existing freestanding sign.**

Action must be taken on or before 1/27/2021.

STAFF RECOMMENDATION: APPROVAL with conditions

(BUTLER)

PGCPB AGENDA

1/21/2021

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

7. **4-20003 HOPE VILLAGE CENTER – ROYAL FARMS #282**  
(TCP)  
Council District: 09 Municipality: None  
Located at the southeast quadrant of the intersection of Woodyard Road and Marlboro Pike. (PA 82A)  
M-X-T Zone (37.59 acres) (11/05/2020)  
VMD-Upper Marlboro, LLC, Applicant  
**Request: 2 parcels and 1 outparcel for 4,650 square feet of commercial development.**

Action must be taken on or before 1/29/2021.

STAFF RECOMMENDATION:

- 4-20003 – APPROVAL with conditions
  - TCP1-015-2019 – APPROVAL with conditions
- (HEATH)

DETAILED SITE PLAN (Inquiries call 301-952-3530)

8. **DSP-20038 THE VENUE**  
(TCP) (AC)  
Council District: 06 Municipality: None  
Located on the north side of Ritchie Marlboro Road, at the northwest quadrant of its intersection with White House Road. (PA 73)  
I-3/R-55/R-T Zones (15.14 acres) (10/29/2020)  
Greenwood Park, LLC, Applicant  
**Request: Development of 90 townhomes and associated infrastructure.**

Action must be taken on or before 1/22/2021.

STAFF RECOMMENDATION:

- DSP-20038 – APPROVAL with conditions
  - TCPII-053-02-02 - APPROVAL with conditions
  - AC-20014 - APPROVAL
- (ZHANG)

PGCPB AGENDA

1/21/2021

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

DETAILED SITE PLAN (Inquiries call 301-952-3530)

9. **DSP-19062 WESTPHALIA TOWN CENTER NORTH**  
(TCP)  
Council District: 06 Municipality: None  
Located on the south side of Melwood Road, approximately  
2,500 feet north of MD 4 (Pennsylvania Avenue). (PA 78)  
M-X-T/M-I-O Zones (482.57 acres) (6/30/2020)  
D.R. Horton, Applicant  
**Request: Develop 605 townhouse dwelling units and 34  
single family dwelling units within Phase 4.**

Action must be taken on or before 1/21/2020

STAFF RECOMMENDATION:

- DSP-19062 – APPROVAL with conditions
- TCP2-029-12-11 - APPROVAL with conditions

(HURLBUTT)

PGCPB AGENDA

1/28/2021

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

5. **MR-2006F COLLEGE PARK WOODS COMMUNITY BUILDING**

Council District: 03 Municipality: College Park  
Location: Northwest of the intersection of Metzert Road and University Boulevard.  
(PA 66)  
Zone: R-80 (3.66 acres)  
Date Accepted: 12/7/2020  
Department of Public Works, City of College Park, Applicant

**Request: Construction of a one-story community clubhouse.**

Action must be taken on or before 2/5/2021.

STAFF RECOMMENDATION: Transmit staff report to applicant  
(HASAN)

DETAILED SITE PLAN (Inquiries call 301-952-3530)

6. **DSP-20035 WASTE MANAGEMENT CAPITOL FACILITY**

(TCP) (AC)  
Council District: 06 Municipality: None  
Located on the east side of the intersection of D'Arcy Road and Sansbury Road. (PA 78)  
I-1/I-2/M-I-O Zones (7.77 acres) (10/14/2020)  
Waste Management of Maryland, Inc., Applicant

**Request: Proposed administrative office, fleet parking, fueling, and maintenance.**

Action must be taken on or before 2/14/2020.

STAFF RECOMMENDATION:  
• DSP-20035 – APPROVAL with conditions  
• TCP-2035 -2020 – @  
• AC-20021 – @  
(HURLBUTT)

PGCPB AGENDA

1/28/2021

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

DETAILED SITE PLAN (Inquiries call 301-952-3530)

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DDS-675).**

**DSP-95063-09 ROLLINGCREST, THE CHILDREN'S GUILD**

(TCP – EXEMPT)

Council District: 02 Municipality: Hyattsville

Located on the west side of Sargent Road, approximately 580 feet north of its intersection with Chillum Road.

(PA 65)

R-55 Zone (9.14 acres) (11/05/2020)

The Children's Guild, Inc., Applicant

**Request: An addition of a 5,524-square-foot modular classroom, increase the total enrollment from 154 to 190 students, and addition of new playground equipment.**

Action must be taken on or before 1/29/2021.

STAFF RECOMMENDATION: APPROVAL  
(BISHOP)

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

8. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-95063-09).**

**DDS-675 ROLLINGCREST, THE CHILDREN'S GUILD**

Council District: 02 Municipality: Hyattsville

Located on the west side of Sargent Road, approximately 580 feet north of its intersection with Chillum Road.

(PA 65)

R-55 Zone (9.14 acres) (11/05/2020)

The Children's Guild, Inc., Applicant

**Request: Departure from design standards for a reduction in the Section 4.7 buffer yard.**

STAFF RECOMMENDATION: APPROVAL with conditions  
(BISHOP)

PGCPB AGENDA

1/28/2021

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

DETAILED SITE PLAN (Inquiries call 301-952-3530)

9. **DSP-19038 HARRISON'S LAND (MAGNE'S ADDITION TO)**  
Council District: 09 Municipality: Morningside  
Located on the northeast corner of Meadowview Drive and Walnut Lane. (PA 75A)  
D-D-O/R-55 Zones (0.41 acre) (11/6/2020)  
Zenith Investing, LLC, Applicant  
**Request: Proposed single-family residential dwelling.**

Action must be taken on or before 1/29/2021.

STAFF RECOMMENDATION: APPROVAL with conditions  
(BOSSI)

10. **DSP-18043 BRUSTER'S REAL ICE CREAM (TCP)**  
Council District: 07 Municipality: Seat Pleasant  
Located in the southeast quadrant of Martin Luther King Jr. Highway, at its intersection with Addison Road. (PA 72)  
M-U-I/D-D-O Zone (0.37 acre) (11/05/2020)  
Jessrite Development, LLC, Applicant  
**Request: Approval of a 1,300-square-foot eating and drinking establishment.**

Action must be taken on or before 1/29/2021.

STAFF RECOMMENDATION:  
• DSP-18043 - @  
• TCP-@ - @  
(ZHANG)

**TENTATIVE PGCPB AGENDA**

2/4/2021

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

**BOARD ACTION AND VOTE**

**DETAILED SITE PLAN (Inquiries call 301-952-3530)**

5. **DSP-20029 BEHNKE PROPERTY 7-ELEVEN**  
(TCP-EXEMPT)  
Council District: 01 Municipality: None  
Located at 11300 Baltimore Avenue, Beltsville. (PA 61)  
C-M Zone (1.64 acres) (11/17/2020)  
Root 1, LLC, Applicant  
**Request: Food and beverage store with a gas station.**

Action must be taken on or before 2/10/2021.

STAFF RECOMMENDATION: @  
(BOSSI)

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSDS-710).**

**DSP-19056 WAWA AT OLD BRANCH**  
(TCP)  
Council District: 07 Municipality: None  
Located in the southeast quadrant of the intersection of Old Branch Avenue and Beech Road. (PA 76A)  
C-O Zone (1.63 acres) (11/12/2020)  
Marlow Heights Branch, LLC, Applicant  
**Request: Approval of a 5,585-square-foot food and beverage store and a gas station.**

Action must be taken on or before @.

STAFF RECOMMENDATION:  
• DSP-19056 - @  
• TCP2-041-2020 - @  
(BUTLER)



**TENTATIVE PGCPB AGENDA**

2/4/2021

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

**BOARD ACTION AND VOTE**

DEPARTURE FROM SIGN DESIGN STANDARDS (Inquiries call 301-952-3530)

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-19056).**

**DSDS-710 WAWA AT OLD BRANCH**

Council District: 07 Municipality: None

Located in the southeast quadrant of the intersection of Old Branch Avenue and Beech Road. (PA 76A)

C-O Zone (1.63 acres) (11/12/2020)

Marlow Heights Branch, LLC, Applicant

**Request: Approval of departure from the sign design standards.**

STAFF RECOMMENDATION: @  
(BUTLER)

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

8. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF DECEMBER 3, 2020.**

**4-17014 LUSBYS LANE**

(TCP) (VARIANCE)

Council District: 09 Municipality: None

Located on west side of Lusby's Lane, 950 feet south of its intersection with Lusby's Turn. (PA 85A)

R-R/M-I-O Zones (32.13 acres) (9/25/2020)

Tristate Development, LLC, Applicant

**Request: 29 lots and 5 parcels for single-family detached development.**

Action must be taken on or before 02/26/2021.

STAFF RECOMMENDATION:

- 4-17014 - APPROVAL with conditions
- TCP1-018-2020 - APPROVAL with conditions
- VARIANCE – 25-122(b)(1)(G) - APPROVAL

(HEATH)

PGCPB AGENDA

2/4/2021

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

ZONING SECTION ITEM (Inquiries call 301-952-3530)

9. **ROSP-4196-01 MCDONALDS FOREST HEIGHTS**

(AC)

Council District: 08 Municipality: Forest Heights

Located at the southwest intersection of Arapahoe Drive  
and Livingston Road. (PA 76A)

(.077 acre) (10/30/2020)

C-M Zone

McDonald's USA, LLC., Applicant

**Request: Revision of a site plan to reconstruct an  
eating or drinking establishment with drive-through  
services.**

STAFF RECOMMENDATION:

- ROSP-4196 - DISAPPROVAL
- AC-20004 - @

(SPRADLEY)

**TENTATIVE PGCPB AGENDA**

2/11/2021

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

**BOARD ACTION AND VOTE**

**DETAILED SITE PLAN (Inquiries call 301-952-3530)**

**DSP-20008 ROYAL FARMS #282 (HOPE VILLAGE CENTER)**

(TCP)

Council District: 09 Municipality: N/A

Located at the southeast quadrant of the intersection of

Woodyard Road and Marlboro Pike. (PA 82A)

M-X-T Zone (21.82 acres) (11/20/2020)

VMD-Upper Marlboro, LLC, Applicant

**Request: Construction of a 4,650-square-foot food and beverage store with a gas station.**

Action must be taken on or before 2/12/2021.

STAFF RECOMMENDATION:

- DSP-20008 - @
- TCP-043-2020 - @

(BOSSI)

**DSP-19004 BRANCH AVENUE M-X-T**

(TCP) (AC)

Council District: 09 Municipality: None

Located on the west side of Branch Avenue; approximately

1.6 mile north of its intersection with Crain Highway.

(PA 85A)

M-X-T Zone (62.17 acres) (11/24/2020)

Stanley Martin Companies, LLC, Applicant

**Request: Approval for 324 townhouses and associated site improvements.**

Action must be taken on or before 2/17/2021.

STAFF RECOMMENDATION:

- DSP-19004 - APPROVAL with conditions
- TCP2-36-2020 – @
- AC-20018 – @

(HURLBUTT)

**TENTATIVE PGCPB AGENDA**

2/11/2021

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

**BOARD ACTION AND VOTE**

**DETAILED SITE PLAN (Inquiries call 301-952-3530)**

**DSP-20027 WOODYARD STATION TOWNHOMES**

(TCP)

Council District: 09 Municipality: N/A

Located on the north side of Woodyard Road, approximately  
2100 feet west of its intersection with MD 5 (Branch Avenue)

(PA 81A)

M-X-T/M-I-O Zone (21.82 acres) (11/23/20)

The Woodyard, LLC

**Request: Phase 3 for the development of 119 townhomes.**

Action must be taken on or before 2/16/2021.

STAFF RECOMMENDATION:

- DSP-20027 - @
- TCP2-014-2020-02 - @

(BISHOP)

**COUNTYWIDE PLANNING DIVISION (Inquiries call  
301-952-3680)**

**2018 WATER AND SEWER SERVICE AREA  
CHANGES, DECEMBER 2020 CYCLE OF  
AMENDMENTS**

**CR-XX-2021**

STAFF RECOMMENDATION: APPROVAL of staff  
comments for transmittal to the County Council.  
(THOMPSON)

**TENTATIVE PGCPB AGENDA**

2/11/2021

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

**BOARD ACTION AND VOTE**

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

**MR-2018F MDL007 WESTPHALIA ROAD - JAWS**

Council District: 06 Municipality: None

Location: On north side of the intersection of Westphalia Road  
and Valley Forest Drive.

Planning Area: 78 Zone: M-I-O/R-A

Gross Acreage: 38.15 Date Accepted: 12/23/2021

Applicant: Knight One, LLC

**Request: A ground mounted array containing approximately  
3,588 400-watt solar panels and 12 125-watt inverters**

Planning Board Action Limit: 3/3/2021

STAFF RECOMMENDATION: Transmit staff report and  
recommendation to the applicant